| | -451-008.000-004 | 750-52 VA | | | | Dwell - Platte | d Lot | Neighborhood- 2529 1/2 | | | | | | |
|--|---|-----------------------------------|-------------------------------------|---------------------------|-------------------|-------------------------|-----------------------------|------------------------|-----------------------------|--|--|-------------------------------|--|--|
| | eneral Information | | vnership | | | Tra | nsfer of Owner | | | | Notes | | | |
| Parcel Nu | | Cannon, Eugene | | Date | Owner | r | Doc ID C | ode E | Book/Page Ad | j Sale Price V/I | 7/7/2021 SINF: Data Entered Sales I Invalid, Not representative of the mark | | | |
| | 451-008.000-004 | 3550 Maryland S Gary, IN 46409 | 51 | 01/19/2021 | Cannor | n, Eugene | | Wa | 2021/008945 | \$25,000 l | Sale date 01/19/2021 | not inter apper | | |
| Local Parcel Number 001-25-44-0028-0026 | | Galy, IN 40409 | 08/18/2020 | | age Real Estate | 53044 | Qu | 2020/053771 | \$0 I | Sale Price \$25,000 Change dwelling condition from fair to applied forty percent obsolescene for | | | | |
| Tax ID: | | | Legal | 04/05/2018 | | an, Lamont R | 300740 | Qu | 1 | \$0 I | | damageo. | | |
| Tux ID. | | | 04/11/2016 | | Housing Trust | 12275 | Sp | 1 | \$0 I | 6/18/2020 RYR2-20: CHANGE REV | IEW CODE TO | | | |
| Routing N | lumbor | GARY LAND CO'S 1S B.28 | T SUB. L.27 B.28 AND L.28 | 03/15/2016 | Mitchell | , | 1760 | Ta WD | / | \$0 I | RYR2-20 | | | |
| Routing Number J44-028 23 | | | 04/08/2010 | 04/08/2010 Patton, Willie | | | | / | \$4,900 I | 11/27/2018 SINF: Data entered sales | | | | |
| Property Class 520 2 Family Dwell - Platted Lot | | | | | | | | Res | | | date 4/5/18 sale price \$12,500.00 sold to trustee sale.TCaldwell 11/27/18 | | | |
| - | | | luation Records (Wo | | values | are not certifie | d values and ar | re sub | ject to change | e) | 9/6/2017 18CE: Corrected dwelling of poor to fair and removed -12% influer | | | |
| Year: 202 | 2 | 2022 | Assessment Year | 2 | 2022 | 2021 | 2020 | | 2019 | 2018 | 2529-1 | | | |
| Lo | cation Information | WIP | Reason For Change | e | AA | AA | AA | | AA | AA | 10/11/2016 F134: Applied -40% obs | olesscence | | |
| County | | 01/09/2022 | As Of Date | 05/27/2 | 2022 | 05/15/2021 | 05/23/2020 | | 05/24/2019 | 05/05/2018 | interior damages. | | | |
| Lake | | Indiana Cost Mod | Valuation Method | Indiana Cost | Mod In | ndiana Cost Mod | Indiana Cost Mod | India | ana Cost Mod | ndiana Cost Mod | 11/24/2015 FDAT: QS 1008 FLDR# | 825 8-2-95 I | | |
| Township |) | 1.0000 | Equalization Factor | • 1.0 | 0000 | 1.0000 | 1.0000 | | 1.0000 | 1.0000 | MATTHEWS | | | |
| CALUME | T TOWNSHIP | | Notice Required | | - | \checkmark | \checkmark | | \checkmark | | 11/24/2015 MISC: 2 REAR STOOPS | S UNDER MIN | | |
| District 0 | 04 (Local 004) | \$10,000 | Land | \$10, | | \$10,000 | \$10,000 | | \$10,000 | \$10,000 | N.V. | | | |
| | - Calumet Twp - Gary Sc | \$10,000 | Land Res (1) | \$10, | | \$10,000 | \$10,000 | | \$10,000 | \$10,000 | | | | |
| School C | | \$0 | Land Non Res (2) | | \$0 | \$0 | \$0 | | \$0 | \$0 | | | | |
| | MMUNITY | \$0 | Land Non Res (3) | | \$0 | \$0 | \$0 | _ | \$0 | \$0 | | | | |
| Naiabhar | haad 2520 004 | \$17,000 \$8,500 | Improvement | \$17, | 000 500 | \$36,300 | \$36,300 \$18,200 | | \$36,300 \$18,200 | \$36,300 \$18,200 | | | | |
| • | hood 2529-004 10od- 2529 | \$8,500 | Imp Res (1) Imp Non Res (2) | | 500 | \$18,200 \$18,100 | \$18,100 | | \$18,200 \$18,100 | \$18,100 | | | | |
| U | | \$0 | Imp Non Res (3) | ψ0, | \$0 | \$0 | \$0 | | \$0 | \$0 | | | | |
| Section/P | lat | \$27,000 | Total | \$27, | <u> </u> | \$46,300 | \$46,300 | - | \$46,300 | \$46,300 | | | | |
| | | \$18,500 | Total Res (1) | \$18, | | \$28,200 | \$28,200 | | \$28,200 | \$28,200 | Land Computatio | | | |
| | Address (1) | \$8,500 | Total Non Res (2) | \$8, | 500 \$0 | \$18,100 | \$18,100 | | \$18,100 | \$18,100 | Calculated Acreage | 0.21 | | |
| | AN BUREN ST | \$0 | Total Non Res (3) Land Data (Sta | nderd Denthy | 1.1 | \$0 21 CL 4221 - Roo | \$0 e Lot: Res 0' X | _ | \$0 01 X 01) | \$0 | Actual Frontage | 60 | | |
| gary, in | 40402 | Land Driving (| | indard Depth: I | Res 132 | | | | | - 4 | Developer Discount | | | |
| Zoning | | Land Pricing S Type Method I | | Size Factor | r F | Rate Ac Rate | • | Infl. % | | Valuo | Parcel Acreage | 0.00 | | |
| Loning | | F F | | 60x150 1.06 | | \$194 \$ 2 | | | - | | 81 Legal Drain NV | 0.00 | | |
| Cubdiviai | a b | 1 1 | 00 | 000150 1.00 |) | φ194 φ2 | στ2,300 | 0 /0 | 5 100 % 0.01 | \$10,010 | 82 Public Roads NV | 0.00 | | |
| Subdivisi | on | | | | | | | | | | 83 UT Towers NV | 0.00 | | |
| | | | | | | | | | | | 9 Homesite | 0.00 | | |
| Lot | | | | | | | | | | | 91/92 Acres | 0.00 | | |
| | | | | | | | | | | | Total Acres Farmland | 0.00 | | |
| Market M | | | | | | | | | | | Farmland Value | \$0 | | |
| | - Residential | | | | | | | | | | Measured Acreage | 0.00 | | |
| | Characteristics | | | | | | | | | | Avg Farmland Value/Acre | 0.0 | | |
| Topograp | bhy Flood Hazard | | | | | | | | | | Value of Farmland | \$0 | | |
| Level | | | | | | | | | | | Classified Total | \$0 | | |
| Public Ut | ilities ERA | | | | | | | | | | Farm / Classifed Value | \$0 | | |
| All | | | | | | | | | | | Homesite(s) Value | \$0 | | |
| Streets o | | | | | | | | | | | 91/92 Value | \$0 | | |
| Paved, Si | dewalk | | | | | | | | | | Supp. Page Land Value | | | |
| | hood Life Cycle Stage | | | | | | | | | | CAP 1 Value | \$10,000 | | |
| Neighbor | | | | | | | | | | | | | | |
| Static | | | | | | | | | | | CAP 2 Value | \$0 | | |
| Static Printed Sa | aturday, January 7, 2023 Review Group 2020 | Data Source N | ·• - · | lector 09/26/2 | | KENYA STINES | S Appraise | | 20000 414 | KE REVAL | | \$0 \$0 \$10,000 | | |

| 45-08-04-451-008.000-004 Cannon, Eugene | | | 750-52 VAN BUREN ST | | | | 520, 2 Family Dwell - Platted Lot | | | | | Ne | 2/2 | | | | | |
|---|--------------------------------|-------------------|---------------------|--------|-------|--------|-----------------------------------|-----------|-----------------|---------------|-----------|----|--|---------------|-------|----------|----------------------------|------------|
| General Ir | ofrmation | Plumbi | ing | | | | | | | | | | | | | Cost Lad | der | |
| Occupancy | Row Type | | # | TF | | | | | | | | | Floo | Constr | | Finish | Value | Totals |
| Description | Row Type R 01 | Full Bath | 2 | 6 | | | | | 36 | | | | 1 | 1Fr | 864 | 864 | \$72,800 | |
| Story Height | 2 | Half Bath | 0 | 0 | | 18 3 | 63' _{MSTP} | | 4' | 9' 4' MSTP | | | 2 | 1Fr | 864 | 864 | \$36,800 | |
| Style | 136 - Row | Kitchen Sinks | 2 | 2 | | | 101511 | | | WISTP | | 7 | 3 | | | | | |
| Finished Area | 1728 sqft | Water Heaters | 2 | 2 | | | | 3 | 6' | | | | 4 | | | | | |
| Make | | Add Fixtures | 0 | 0 | | | | | | | | | 1/4 | | | | | |
| | Finish | Total | 6 | 10 | | | | | | | | | 1/2 | | | | | |
| Earth | Tile | | | | | | | | | | | | 3/4 | | | | | |
| Slab | Carpet | Accommo | dations | | | | | | | | | | Attic | | | | | |
| ✓ Sub & Joist | Unfinished | Bedrooms | | 5 | | | | 86 | 54) | | | | Bsmt | | 864 | 0 | \$24,600 | |
| ✓ Wood | Other | Living Rooms | | 0 | | | | 1 | 1 | | 0.41 | | Craw | I | | | | |
| Parquet | | Dining Rooms | | 0 | 24' | | | | - | | 24' | | Slab | | | | | |
| | | Family Rooms | | 0 | | | | 2s Ē | Fr | | | | | | | | Total Base | \$134,200 |
| | Finish | Total Rooms | | 11 | | | | | 2 | | | | Adiu | stments | 2 R | | Adj. x 0.95 | \$127,490 |
| ✓ Plaster/Drywall | Unfinished | | | | | | | | | | | | | Int (-) | | | · · · , · · · · · · | \$0 |
| Paneling | Other | Heat Ty | уре | | | | | | | | | | | v Units (+) | | | C:1 | \$8,800 |
| Fiberboard | | Central Warm Air | r | | | | | | | | | | | Room (+) | | | 3:216 | \$4,000 |
| | Deefing | _ | | | | | | 3 | 6' | | | | Loft (| . , | | | 0.2.10 | \$0 |
| | Roofing | | T U - | | | | | | | | | | | / lace (+) | | | | \$0 |
| Built-Up | · | Slate | Tile | | | | | (138) | 23' | | | | | eating (-) | | | | \$0 \$0 |
| Wood Shingle | Other | | | | | | 6' | | 23' OFP | 6' | | | A/C (| | | | | \$0 |
| | Exterior Fea | tures | | | | | | | 23 | | | | No E | | | | | \$0 \$0 |
| Description | | Area | v | alue | | _ | | | | | - | | | bing (+ / -) | | 10 _ | 10 = 0 x \$0 | \$0 \$0 |
| Stoop, Masonry | | 18 | \$1 | ,500 | | | | | | | | | | Plumb (+) | | 10 - | 10 - 0 χ ψ0 | \$0 \$0 |
| Stoop, Masonry | | 36 | \$1 | ,500 | | | | Snocialty | Plumbing | 1 | | | | itor (+) | | | | \$0 \$0 |
| Porch, Open Fram | 9 | 138 | \$6 | 6,400 | Descr | intion | | specialty | Tranibing | Count | Valu | • | LIEVE | | | Sub Tota | I, One Unit | \$140,290 |
| | | | | | Desci | iption | | | | Count | valu | 6 | | | | | tal, 1 Units | \$140,290 |
| | | | | | | | | | | | | | Extor | ior Feature | o (+) | Sub-10 | \$9,400 | \$149,690 |
| | | | | | | | | | | | | | | | • • | | \$9,400 \$0 | \$149,690 |
| | | | | | | | | | | | | | Gara | ges (+) 0 so | • | asian Fa | | |
| | | | | | | | | | | | | | Quality and Design Factor (Grade Location Multiplie | | . , | 0.90 | | |
| | | | | | | | | | | | | | | | | | • | 1.04 |
| | | | _ | | | | | | | | | | | | _ | керіасе | ement Cost | \$140,110 |
| | Res St | tory Construction | | Yea | r Eff | Eff Co | Summary Base | | ovements Adj | | | | Norm | Remaii | n Δhr |) | | Improv |
| Description | Eligibl He | ight Construction | n Grad | e Buil | | Age nd | Rate | LCM | Rate | Size | e RC | CN | Dep | Valu | | | lbhd Mrkt | Value |
| | 50% | 2 Wood Fram | _ | o 1000 | | 116 P | | 1.04 | | 2,592 sqf | t \$140,1 | | 75% | \$35,03 | | 4000/ 4 | .000 0.8100 | \$17,000 |